094.0	0002	0023.0	1 of 1	Residential	Total Card / Total Parcel
Map	Block	Lot	CARD	ARLINGTON	APPRAISED: 947,800 / 947,800
					USE VALUE: 947,800 / 947,800
					ASSESSED: 947,800 / 947,800

PROPERTY LOCATION

No	Alt No	Direction/Street/City
159		FOREST ST, ARLINGTON

OWNERSHIP

Unit #:

Owner 1:	SCHWARTZ LORI F &
Owner 2:	OLPHERT COLLEEN M
Owner 3:	
Street 1:	159 FOREST ST
Street 2:	
Twn/City:	ARLINGTON
St/Prov:	MA Cntry: Own Occ: Y
Postal:	02474 Type:

PREVIOUS OWNER

Owner 1:	MULVEY BRIAN D & ELLEN M -
Owner 2:	-
Street 1:	159 FOREST ST
Twn/City:	ARLINGTON
St/Prov:	MA Cntry:
Postal:	02474

NARRATIVE DESCRIPTION

This parcel contains 21,344 Sq. Ft. of land mainly classified as One Family with a Colonial Building built about 1920, having primarily Vinyl Exterior and 1794 Square Feet, with 1 Unit, 1 Bath, 0 3/4 Bath, 1 HalfBath, 8 Rooms, and 3 Bdrms.

OTHER ASSESSMENTS

Code	Descrip/No	Amount	Com. Int

PROPERTY FACTORS

Item	Code	Description	%	Item	Code	Description
Z	R1	SINGLE FA	100	water		
o				Sewer		
n				Electri		
Census:				Exmpt		
Flood Haz:						
D				Topo		
s				Street		
t				Gas:		

IN PROCESS APPRAISAL SUMMARY

Use Code	Land Size	Building Value	Yard Items	Land Value	Total Value
101	21344.000	273,700	1,800	672,300	947,800
Total Card	0.490	273,700	1,800	672,300	947,800
Total Parcel	0.490	273,700	1,800	672,300	947,800

Source: Market Adj Cost | Total Value per SQ unit /Card: 528.38 | /Parcel: 528.3

Legal Description

User Acct 61435

GIS Ref

GIS Ref

Insp Date 09/07/18

Entered Lot Size

Total Land:

Land Unit Type:

PREVIOUS ASSESSMENT

Parcel ID 094.0-0002-0023.0

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2020	101	FV	273,700	1800	21,344.	672,300	947,800	947,800	Year End Roll	12/18/2019
2019	101	FV	219,100	1900	21,344.	681,900	902,900	902,900	Year End Roll	1/3/2019
2018	101	FV	226,400	1900	21,344.	509,100	737,400	737,400	Year End Roll	12/20/2017
2017	101	FV	226,400	1900	21,344.	461,000	689,300	689,300	Year End Roll	1/3/2017
2016	101	FV	226,400	1900	21,344.	441,800	670,100	670,100	Year End	1/4/2016
2015	101	FV	213,700	1900	21,344.	374,600	590,200	590,200	Year End Roll	12/11/2014
2014	101	FV	213,700	1900	21,344.	355,400	571,000	571,000	Year End Roll	12/16/2013
2013	101	FV	213,700	5500	19,016.	313,800	533,000	533,000		12/13/2012

!7716!

PRINT

Date	Time
12/10/20	22:19:42

LAST REV

Date	Time
09/27/18	14:01:54
mmcmakin	
7716	

SALES INFORMATION

TAX DISTRICT

PAT ACCT.

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Notes
MULVEY BRIAN D	61921-571		5/31/2013		510,000	No	No		
ZARELLA WENDY J	28028-501		12/30/1997		245,000	No	No		Y

BUILDING PERMITS

Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment
12/17/2015	1942	Re-Roof	12,720					
6/4/2013	798	Demo Poo	9,850					
7/13/1994	339	Manual	2,300					ROOF
6/15/1994	278		9,000					16X32 I/G/POOL

ACTIVITY INFORMATION

Date	Result	By	Name
9/7/2018	MEAS&NOTICE	BS	Barbara S
3/28/2009	Meas/Inspect	345	PATRIOT
2/4/2000	Mailer Sent		
2/4/2000	Measured	197	PATRIOT
2/15/1995		PM	Peter M

Sign: VERIFICATION OF VISIT NOT DATA __/__/__

USER DEFINED

Prior Id # 1:	61435
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
ASR Map:	
Fact Dist:	
Reval Dist:	
Year:	
LandReason:	
BldReason:	
CivilDistrict:	
Ratio:	

LAND SECTION (First 7 lines only)

Use Code	Description	LUC Fact	No of Units	Depth / PriceUnits	Unit Type	Land Type	LT Factor	Base Value	Unit Price	Adj	Neigh	Neigh Influ	Neigh Mod	Infl 1	%	Infl 2	%	Infl 3	%	Appraised Value	Alt Class	%	Spec Land	J Code	Fact	Use Value	Notes
101	One Family		21344		Sq. Ft.	Site		0	70.	0.45	5			Topo	-10					672,336						672,300	

Total AC/HA:	0.48999	Total SF/SM:	21344	Parcel LUC:	101	One Family	Prime NB Desc:	ARLINGTON	Total:	672,336	Spl Credit		Total:	672,300

Disclaimer: This Information is believed to be correct but is subject to change and is not warranteed.

EXTERIOR INFORMATION

Type:	6 - Colonial		
Sty Ht:	2 - 2 Story		
(Liv) Units:	1	Total:	1
Foundation:	3 - BrickorStone		
Frame:	1 - Wood		
Prime Wall:	4 - Vinyl		
Sec Wall:			%
Roof Struct:	1 - Gable		
Roof Cover:	1 - Asphalt Shgl		
Color:	WHITE		
View / Desir:			

GENERAL INFORMATION

Grade:	C - Average		
Year Blt:	1920	Eff Yr Blt:	
Alt LUC:		Alt %:	
Jurisdict:	G14	Fact:	.
Const Mod:			
Lump Sum Adj:			

INTERIOR INFORMATION

Avg Ht/FL:	STD		
Prim Int Wall	2 - Plaster		
Sec Int Wall:			%
Partition:	T - Typical		
Prim Floors:	3 - Hardwood		
Sec Floors:	4 - Carpet	30	%
Bsmnt Flr:	4 - Carpet		
Subfloor:			
Bsmnt Gar:			
Electric:	3 - Typical		
Insulation:	2 - Typical		
Int vs Ext:	S		
Heat Fuel:	1 - Oil		
Heat Type:	3 - Forced H/W		
# Heat Sys:	1		
% Heated:	100	% AC:	1
Solar HW:	NO	Central Vac:	NO
% Com Wall		% Sprinkled:	

BATH FEATURES

Full Bath	1	Rating:	Good
A Bath:		Rating:	
3/4 Bath:		Rating:	
A 3QBth		Rating:	
1/2 Bath:	1	Rating:	Average
A HBth:		Rating:	
OthrFix:		Rating:	

OTHER FEATURES

Kits:	1	Rating:	Good
A Kits:		Rating:	
Frpl:		Rating:	
WSFlue:		Rating:	

CONDO INFORMATION

Location:	
Total Units:	
Floor:	
% Own:	
Name:	

DEPRECIATION

Phys Cond:	AG - Avg-Good	26.	%
Functional:			%
Economic:			%
Special:			%
Override:			%
	Total:	26.4	%

CALC SUMMARY

Basic $ / SQ:	125.00
Size Adj.:	1.35000002
Const Adj.:	1.00699997
Adj $ / SQ:	169.931
Other Features:	73006
Grade Factor:	1.00
NBHD Inf:	1.00000000
NBHD Mod:	
LUC Factor:	1.00
Adj Total:	371870
Depreciation:	98174
Depreciated Total:	273697

COMMENTS

PDAS. Deed 61921-571 Right of Way (2328 sqft) was sold with 159 Forest St. That sqft was taken from parcel 0 Edmund (94-2-9).

RESIDENTIAL GRID

1st Res Grid	Desc:	Line 1	# Units:	1

Level	FY	LR	DR	D	K	FR	RR	BR	FB	HB	L	O
Other												
Upper												
Lvl 2												
Lvl 1												
Lower												
Totals	RMs: 8			BRs: 3				Baths: 1		HB 1		

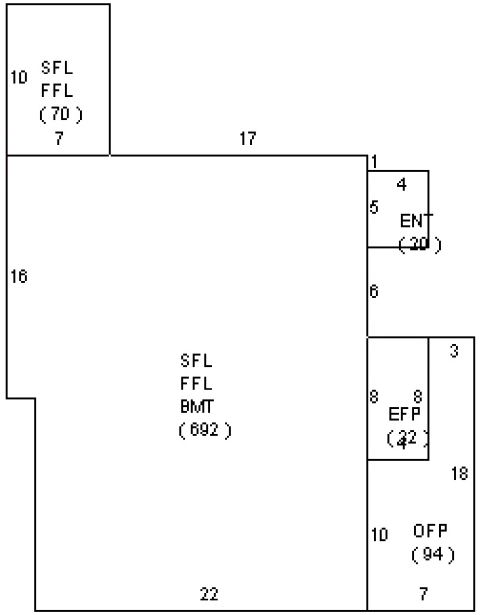
REMODELING

Exterior:	
Interior:	
Additions:	
Kitchen:	
Baths:	
Plumbing:	
Electric:	
Heating:	
General:	

RES BREAKDOWN

No Unit	RMS	BRS	FL
1	8	3	M
Totals			
1	8	3	

SKETCH



COMPARABLE SALES

Rate	Parcel ID	Typ	Date	Sale Price

WtAv$/SQ:		AvRate:	Ind.Val
Juris. Factor:	1.00	Before Depr:	169.93
Special Features:	0	Val/Su Net:	119.73
Final Total:	273700	Val/Su SzAd	189.05

SUB AREA

Code	Description	Area - SQ	Rate - AV	Undepr Value
FFL	First Floor	762	169.930	129,488
BMT	Basement	692	67.550	46,743
SFL	Second Floor	686	169.930	116,539
OFP	Open Porch	94	34.290	3,223
EFP	Enclos Porch	32	73.110	2,339
ENT	ENTRY	20	26.580	532

Net Sketched Area:	2,286			Total:	298,864
Size Ad	1447.7999	Gross Are	2362	FinArea	1794

SUB AREA DETAIL

Sub Area	% Usbl	Descrip	% Type	Qu	# Ten
BMT	100	RRM	50	A	
SFL	90				

IMAGE

AssessPro Patriot Properties, Inc

MOBILE HOME

Make:		Model:		Serial #:		Year:		Color:	

PARCEL ID

094.0-0002-0023.0

SPEC FEATURES/YARD ITEMS

Code	Description	A	Y/S	Qty	Size/Dim	Qual	Con	Year	Unit Price	D/S	Dep	LUC	Fact	NB Fa	Appr Value	JCod	JFact	Juris. Value
A2	WOOD SHD	D	Y	1	12X20	A	AV	1980	6.83	T	31.2	101			1,100			1,100
19	Patio	D	Y	1	200	A	AV	1995	4.13	T	19.2	101			700			700

More:	N	Total Yard Items:	1,800	Total Special Featues:	Total: 1,800